

027.A

0002

0092.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

656,900 / 656,900

USE VALUE:

656,900 / 656,900

ASSESSED:

656,900 / 656,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
92-94		OXFORD ST, ARLINGTON

**OWNERSHIP**

Unit #: 92

Owner 1: MCMURTRAY LUKE &amp; HANA

Owner 2:

Owner 3:

Street 1: 92 OXFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LEODAS KATRINA -

Owner 2: -

Street 1: 92-94 OXFORD ST UNIT 92

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 1531 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																										
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good			GLA=1531 SFT.																																														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																																																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																	
Frame: 1 - Wood				1/2 Bath:	Rating:																																																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																	
Sec Wall: %				OthrFix:	Rating:																																																	
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																																																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																																																	
Color: BROWN				A Kits:	Rating:																																																	
View / Desir:				Frpl:	Rating:																																																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																	
Grade: C - Average				<b>CONDOS INFORMATION</b>																																																		
Year Blt: 1916		Eff Yr Blt:		Location:																																																		
Alt LUC:		Alt %:		Total Units:																																																		
Jurisdct: G13		Fact: .		Floor: 1 - 1st Floor																																																		
Const Mod:				% Own: 45.000000000																																																		
Lump Sum Adj:				Name:																																																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																										
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL																																											
Prim Int Wal 2 - Plaster				Functional:		%		1	7	2	1																																											
Sec Int Wall: %				Economic:		%																																																
Partition: T - Typical				Special:		%																																																
Prim Floors: 3 - Hardwood				Override:		%																																																
Sec Floors: 4 - Carpet 25 %				Total:		18.6 %																																																
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																																																		
Basic \$ / SQ: 305.00				Rate	Parcel ID	Typ	Date	Sale Price																																														
Size Adj.: 1.33582616																																																						
Const Adj.: 0.98745072																																																						
Adj \$ / SQ: 402.314																																																						
Other Features: 82500																																																						
Grade Factor: 1.00																																																						
NBHD Inf: 1.14999998																																																						
NBHD Mod:																																																						
LUC Factor: 1.00																																																						
Adj Total: 803209																																																						
Depreciation: 149397				Juris. Factor: 1.00		Before Depr: 462.66																																																
Depreciated Total: 653812				Special Features: 0		Val/Su Net: 427.04																																																
				Final Total: 653800		Val/Su SzAd: 427.04																																																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 027.A-0002-0092.0																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																					
3	Garage	D	Y	1	18X10	A	AV	1916	28.89	T	40	102			3,100		3,100																																					
More: N				Total Yard Items:				3,100	Total Special Features:								Total:	3,100																																				
<b>RESIDENTIAL GRID</b>																																																						
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